

Staff Summary Report

City Council Meeting Date: 12/04/03

Agenda Item Number: _____

SUBJECT: Set public hearings for **December 17, 2003 and January 8, 2004** for Playa Del Norte for a zoning change, a Preliminary PAD, a Final PAD for Lots 1, 4, and 5, and a Preliminary and Final Subdivision Plat, located at 179 North Scottsdale Road.

DOCUMENT NAME: 20031204dsd2k06
(0406)

PLANNED

DEVELOPMENT

SUPPORTING DOCS: No

COMMENTS: Set public hearings for **PLAYA DEL NORTE** (Playa Del Norte LLC., City of Tempe, property owners) for a zoning change and a Preliminary and Final Subdivision Plat, located at 179 North Scottsdale Road. The following approval is requested from the City of Tempe:

#ZON-2003.18 Ordinance No. 2003.18 A zoning change from AG, Agricultural, I-1, Light Industrial, I-2, General Industrial, and PCC-1, Planned Commercial Center, to MG, Multi-Use General District on 22.78 net acres.

#SPD-2003.90 A Preliminary Planned Area Development consisting of 90,000 square feet of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 square feet for restaurants and an additional 20,900 square feet of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 square feet for a restaurant (Lot 1), 112 residential condominiums (230,316 square feet in Lot 4), and 543 apartment/condominiums (742,194 square feet in Lot 5) on 12.44 net acres.

#SBD-2003.91 A Preliminary and Final Subdivision Plat for six lots on 22.78 net acres

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8438)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval, subject to conditions

ADDITIONAL INFO: Playa Del Norte is requesting a zoning change from AG, Agricultural, I-1, Light Industrial, I-2, General Industrial, and PCC-1, Planned Commercial Center, to MG, Multi-Use General District. They are also requesting a Preliminary and Final Subdivision Plat for six (6) lots on 22.78 net acres. The project area is located at the southeast corner of Scottsdale Road and the Red Mountain Freeway/Loop 202. The intent of Playa Del Norte is to provide a mixed-use product including office, retail, restaurant and residential. Lot 1, In-N-Out Burger is requesting a Final PAD for a restaurant consisting of 3,187 s.f. with an outdoor dining area. Lot 4, Weststone is requesting a Final PAD for 112 residential condominiums and Lot 5, Mondrian is requesting a Final PAD for 598 apartment/condominium units. Lots 4 and 5 would allow individual ownership on condominium oriented designs close to employment locations and entertainment facilities. Playa Del Norte is scheduled for a public hearing at the Redevelopment Review

Commission on December 2, 2003.